

**HISTORIC LANDMARK COMMISSION**  
**SEPTEMBER 24, 2018**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1976-0004**  
**Millett Opera House**  
**110 E. 9<sup>th</sup> Street**

**PROPOSAL**

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Replace deteriorated non-historic windows in the west wall of the structure.

**PROJECT SPECIFICATIONS**

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The applicant proposes to replace 15 windows in the west wall of the structure that have suffered serious deterioration. The windows date from the 1970s and are not historic. Restoration and rehabilitation of the windows is not feasible due to the extent of the deterioration. The applicant proposes to match the existing windows in terms of size, materials, and sash configuration. The applicant has received conditional authorization for a Visit Austin Heritage Grant for this proposal with the approval of the Certificate of Appropriateness.

**STANDARDS FOR REVIEW**

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The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

**COMMITTEE RECOMMENDATIONS**

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Not reviewed.

**STAFF RECOMMENDATION**

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Approve as proposed.





## The Foundation for the Preservation of the Historic Millett Opera House

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The foundation is requesting \$58,000 to partially fund the replacement of 15 wood windows in the Historic 1878 Millett Opera House.

Reviewing the current windows by experts in historic restoration, it was noted as shown in the accompanying photos; the windows/sashes/frames were more than likely replaced in the late 1970's when the Austin Club started the restoration of the Millett Opera House Building. The current style pane windows have vinyl tracking along with feather stapled moldings in lieu of glazing.

The window project calls for the replacement of all rotten seals/sashes/frames and glass replicating the current style of window. The new windows will not only be the exact same style, but they will be double pane, wood with metal/wood tracking along with appropriate period style hardware.

Windows will be custom manufactured to Historic style and standards to replace the current style windows.

Respectfully submitted,



Ken Richardson  
Executive Director



*our Recommendation*

~ Wood Windows, Doors, & Fine Wood Working ~

July 30, 2017

**Window Fabrication Proposal for The Austin Club/ Historic Millet Opera House**

- All wood material will be Mahogany (sashes, jambs, sills, stop, bead)
- Apply borate based preservative to bare wood (prevention of rot and insect damage)
- Weather stripped with concealed interlocking weather stripping
- Glass is Double Pane Low-E
- Prime/paint sashes, jamb, stop, parting bead
- Sarco glazing, hand painted lines
- Spiral balances for bottom sashes – bottom only will function
- Cast Iron sash locks included
- We will remove existing windows and install new windows
- Red River will install using existing interior trim. Exterior brick mold will be replaced

Quantity – 15 Windows	Size	Cost Per Unit	Total
6	39"x81.5"	\$2750	\$16,500
5	34.5" x 78.5"	\$3000	\$15,000
1	38.5" x 102.5" (Transom)	\$3500	\$3500
2	32.5" x 78.5"	\$2750	\$5,500
1	34.5" x 58.5"	\$2000	\$2000
Installation x 15		\$1,500	\$22,500
<b>WINDOWS LUMP SUM:</b>			<b>\$65,000</b>

**TERMS:**

We will proudly honor this estimate for 30 days  
 80% due at job start. 20% balance due upon installation.  
 All changes shall be made in writing